

MINUTES OF THE REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY

November 17, 2009

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, November 17, 2009, at 8:30 a.m. at Mahalia Jackson Apartments, 9141-77 S. South Chicago, Chicago, IL.

In the absence of Chairman Nesbitt, Commissioner Mike Ivers called the meeting to order and upon roll call, those present and absent were as follows:

Present:	Hallie Amey
	Deverra Beverly
	Dr. Mildred Harris
	Michael Ivers
	Myra King
	Bridget Reidy
	Sandra Young

Absent:	Martin Nesbitt
	Carlos Ponce

Also present were Lewis Jordan, Chief Executive Officer; Scott Ammarell, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Upon Motion made and properly seconded the Commissioners adjourned to Executive Session. The Chairperson announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one (1) hour to possibly discuss pending, probable or imminent litigation, personnel related matters, collective negotiating matters, purchase sale and lease of real estate property; establishment of reserves and settlement of claims.

The Commissioners subsequently reconvened in Open Session and Acting Chairman Ivers thereupon convened the Public Hearing portion and Business Sessions of the meeting.

Lewis Jordan, Chief Executive Officer, then presented his monthly report. Mr. Jordan commenced his report by expressing his sorrow at the untimely death of Michael Scott, Chairman of the Chicago Public Schools, and extended his deepest sympathy to his family. Mr. Jordan activity highlights included the opening of Britton Budd Apartments which was attended by Mayor Richard Daley; update on Property Management transition and the distribution of 10,000 coats to CHA residents under Operation Warm. Mr. Jordan concluded his report by acknowledging the assistance of staff, community and corporate partnership in making Operation Warm a successful event.

Acting Chairman Ivers then invited residents and the public at large to address the Board.

Upon Motion made by Commissioner Harris and properly seconded by Commissioner Young, Minutes for the Regular Board meeting of March 17, 2009 were unanimously approved

Chairman Ivers introduced Executive Session Items 1 thru 4 discussed in Executive Session. Commissioner Harris then made an omnibus Motion to approve the resolutions for Executive Session Items 1 thru 4:

Executive Session Item 1

RESOLUTION NO. 2009-CHA-149

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 2, 2009, requesting that the Board of Commissioners approves the Personnel Actions Report for October 2009.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the Personnel Actions Report for October 2009.

Executive Session Item 2

RESOLUTION NO. 2009-CHA-150

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 10, 2009, requesting authorization to enter into a settlement agreement in the amount of \$675,000 in the matter of Patricia Wilson, Lovelle Dorris, Marguerite Jacobs and Andrea Allen, Individually and as next Friend of Ashley Allen, a minor v. Chicago Housing Authority and East Lake Management Development Corporation, 08 L 000836.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the General Counsel, or his designee, to enter into a settlement agreement in the amount of \$675,000.00 in the case known as Patricia Wilson, Lovelle Dorris, Marguerite Jacobs and Andrea Allen, Individually and as next Friend of Ashley Allen, a minor v. Chicago Housing Authority and East Lake Management Development Corporation, 08 L 000836

Executive Session Item 3

RESOLUTION NO. 2009-CHA-151

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 10, 2009, requesting authorization to enter into a settlement agreement in the amount of \$277,045.19 in the matter of Jesse Brooks v. Chicago Housing Authority, 05 WC 48966 and 05 WC 48967.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the General Counsel, or his designee, to enter into a settlement agreement in the amount of \$277,045.19 in the cases known as Jesse Brooks v. Chicago Housing Authority, 05 WC 48966 and 05 WC 48967.

Executive Session Item 4

RESOLUTION NO. 2009-CHA-152

WHEREAS, the Board of Commissioners has reviewed the request for authorization to amend the contract amount under Contract No. 6064 with Moore & Strickland in connection with Donald Howell, et al. v. CHA, et al. Case No. 03 L 001919.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the General Counsel, or his designee, to amend Contract No. 6064 with Moore & Strickland to increase the contract amount not to exceed \$150,000 to pay for legal fees and costs regarding the Donald Howell, et al. v. CHA, et al. Case No. 03 L 001919 litigation matter.

The Motion to adopt resolutions for Executive Session Items 1 thru 4 was seconded by Commissioner King and the voting was as follows:

Ayes: Hallie Amey

Deverra Beverly
Dr. Mildred Harris
Michael Ivers
Myra King
Bridget Reidy
Sandra Young

Nays: None

The Chairman thereupon declared said Motion carried and said Resolutions adopted.

Commissioner Ivers, Chairman of the Finance, and Audit Committee then presented his monthly report. Per Commissioner Ivers, the Finance and Audit Committee held its regular meeting on Tuesday, November 10, 2009, at approximately 1:35 p.m. at the 60 East Van Buren Corporate offices. Elias Rosario, Chief Financial Officer, and his staff presented the Committee with the Treasury and Cash Flow Report for the month of October 2009 and the FY2010 Budget Presentation.

Commissioner Ivers then introduced an Omnibus Motion for adoption of Resolutions for Items A1 thru A9 discussed, voted and recommended for Board approval by the Finance and Audit Committee.

(Item A1)

The resolution for Item A1 approves the option to extend contract with Aon Risk Services Central for Brokerage and Consultant Services for the Private Managers Insurance Program (PMIP). Participation in this program is still mandated by contract for all Private Managers (PM). The costs associated with the PMIP (insurance premiums, claim costs and administration fees for both broker and claims) are included in the operating budgets for each PM. During the last four years, Aon has aggressively marketed both insurance programs starting with holding an informational session at the Authority with prospective carriers and taking carriers on a tour of various locations. Aon conducted an in depth analysis of all coverage and made recommendations that resulted in coverage enhancements at no additional cost and procurement of additional lines of coverage. Aon's efforts resulted in CHA receiving optimum insurance coverage, while realizing cost savings for the CHA and the PMIP, and obtaining competitive bids for various lines of coverage.

RESOLUTION NO. 2009-CHA-153

WHEREAS, The Board of Commissioners has reviewed the memorandum dated November 10, 2009, entitled, "Authorization to Exercise the Option to Extend Contract No. 6006 with Aon Risk Services Central, Inc. for Brokerage and Consultant Services to the CHA and for the Private Managers Insurance Program (PMIP)";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute an amendment exercising the third year option of Contract No. 6006 (the "Contract") with Aon Risk Services Central, Inc. ("Aon") for the period of January 1, 2010 through December 31, 2010 for an amount of \$284,614.00 to continue providing brokerage and consultant services to the CHA and for the Private Managers Insurance Program. The Contract's new total compensation amount will be \$1,332,520.00.

(Item A2)

On June 2009, the CHA advertised a Request for Proposal (RFP) in area newspapers soliciting proposals for a Centralized Storage Solution. The proposal was sent to thirty vendors and forty-four Assist Agencies. All six proposals received were deemed responsive and were given to the evaluation committee for their review. Based on the recommendation of the Evaluation Committee, System Solutions, Inc. was determined to offer the best proposal that met the technical requirements of the RFP and was found to provide the best overall value consistent with CHA's requirements for the Centralized Storage Solution. The CHA selected System Solutions Inc. to provide a scalable Enterprise Network Storage System that will provide High Availability and Manageability of CHA's technical infrastructure. Storage Area Networks provide the ability to successfully store, manage, backup, network, access consolidate, and

secure CHA's data. System Solutions Inc. is an information technology provider that offers complete business solutions including enterprise solution architecture and storage area networks. Accordingly, the resolution for Item A2 approves award of contract to System Solutions for a centralized storage solution.

RESOLUTION NO. 2009-CHA-154

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated October 9, 2009, "AUTHORIZATION TO ENTER INTO A CONTRACT WITH SYSTEM SOLUTIONS INC. FOR CENTRALIZED STORAGE SOLUTION UPGRADE AND PROFESSIONAL SERVICES".

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT The Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with System Solutions Inc. for the Centralized Storage Solution Upgrade and Professional Services in the amount of \$1,562,105.68.

(Item A3)

In June of 2009 the Board of Commissioners authorized the creation of instrumentalities to pursue funding opportunities from both federal and non-federal sources to provide strategic means of advancing CHA's mission and other factors of its long term strategic plans. In preparation for potential engagements with prospective service partners under performance-based contract relationships, the CHA has commenced the formation of its affiliate, Chicago Housing Consulting Services (CHCS). In anticipation of the issuance of a Request for Proposal from HUD for contract administration, CHA advertised a Request for Proposal in area newspapers and on the CHA website. Based on the recommendation of the evaluation team, CGI Federal Inc.'s proposal was responsive and warranted pursuit of negotiations for potential entry into a performance based contract. For over 15 years, CGI's government Services and Business Processes Division has been the partner for numerous housing agencies across the country. CGI's combination of experience with Section 8 HAP Contract Administration, IT knowledge and understanding of HUD systems forms the foundation needed for successfully administering Section 8 project-based contracts. Accordingly, the resolution for Item A3 authorizes management staff to pursue contract negotiations for Performance Based Contract Administration.

RESOLUTION NO. 2009-CHA-155

WHEREAS, the Board of Commissioners has reviewed the Board letter dated November 10, 2009, entitled, "AUTHORIZATION TO CHA MANAGEMENT AND STAFF TO PURSUE CONTRACT NEGOTIATIONS FOR PERFORMANCE BASED CONTRACT ADMINISTRATION";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into negotiations with and authorizes the execution of a contract with CGI Federal, Inc. to be a subcontractor for Chicago Housing Consulting Services (CHCS), an affiliate of the Chicago Housing Authority (CHA), to pursue HUD's HAP RFP for contract administration for project-based Section 8 HAP contracts. Consistent with the requirements of Resolution No. 2009-CHA-82 and the Significant Actions Policy, the CHA shall seek further approval from the Board of Commissioners prior to the provision of services or performance of activities pursuant to any award to CHCS from HUD under the HAP RFP.

(Item A4)

A Request for Proposal (RFP) for Financial Advisory Services was released in July 2009. The RFP was advertised in area newspapers and on CHA's website. Of the four proposals received, three firms were asked to come in for oral presentations. Based upon the review of the proposals, the information gathered in the oral presentations and the best and final offers, the evaluation committee determined that David Paul Rosen & Associates (DRA) and KPMG Corporate Finance LLC best met the Authority's needs. Accordingly, the resolution for Item A4 approves award of contracts to DRA and KPMG to serve as financial advisors, on a project by project basis. DRA is a nationwide leading expert on affordable housing finance and

development, redevelopment, sustainable development, land use policy and finance. DRA has comprehensive experience with HOPE VI, Low Income Housing Tax Credits and bond financing expertise. KPMG member firms provide advisory, audit, and tax services to clients in more than 140 countries and employ over 100,000 people. Their infrastructure team focuses on the financing and investment elements of infrastructure transactions and Public Private Partnership (PPP) projects. KPMG as financial advisor assists public sector clients in the planning, assessment, procurement, evaluation, negotiation, and implementation of PPP transactions, employing innovative financial tools and procurement options.

RESOLUTION NO. 2009-CHA-156

WHEREAS, the Board of Commissioners has reviewed the Board letter dated November 10, 2009, entitled, “Authorization to enter into separate contracts with David Paul Rosen & Associates and KPMG Corporate Finance LLC to serve as Financial Advisors for the Chicago Housing Authority” on a project-by-project basis, based upon the size and complexity of each transaction for the two-year base term with a one-year option.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract in an amount not-to-exceed \$250,000 each with David Paul Rosen & Associates and KPMG Corporate Finance LLC, respectively, to serve as Financial Advisors for the Chicago Housing Authority on a project-by-project basis, based upon the size and complexity of each transaction for the two-year base term, with a one-year option.

(Item A5, A6 and A7)

On September 23, 2009, the CHA received official written notice from HUD of grant awards in the amount of \$18,301,170; \$7,337,783 and \$22,240,736 for Pomeroy Apartments, Rockwell/West End Phase II and twenty-three Energy Service Companies Projects, respectively under the Creation of Energy Efficient, Green Communities which had to be promptly signed and returned to HUD. These Public Housing Capital Funds being awarded to the CHA are provided through the American Recovery and Reinvestment Act of 2009. The Pomeroy Apartments and Rockwell/West End Phase II plans are blueprints for creating energy efficient, green communities through substantial rehabilitation of public housing sites and will serve as a benchmark project that will allow CHA and the City to reach its Energy Efficient, Green Communities goal. Accordingly, the resolutions for Items A5, A6 and A7 ratify the acceptance of the Capital Fund Recovery Competition Grant award from HUD.

RESOLUTION NO. 2009-CHA-157

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 10, 2009 entitled “RATIFICATION OF ACCEPTANCE OF A CAPITAL FUND RECOVERY COMPETITION GRANT AWARD FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, AND AUTHORIZATION TO INCREASE THE FY2009 COMPREHENSIVE BUDGET”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners ratifies the acceptance of a Capital Fund Recovery Competition “CFRC” grant award from the U.S. Department of Housing and Urban Development under the Creation of Energy Efficient, Green Communities for Pomeroy in the amount of \$18,301,170 and authorizes the Chief Executive Officer or his designee to increase the FY 2009 comprehensive budget by the same amount.

(Item A6)

RESOLUTION NO. 2009-CHA-158

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 10, 2009 entitled “RATIFICATION OF ACCEPTANCE OF A CAPITAL FUND RECOVERY COMPETITION GRANT

AWARD FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, AND AUTHORIZATION TO INCREASE THE FY2009 COMPREHENSIVE BUDGET”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners ratifies the acceptance of a Capital Fund Recovery Competition “CFRC” grant award from the U.S. Department of Housing and Urban Development under the Creation of Energy Efficient, Green Communities for Rockwell/West End Phase II in the amount of \$7,337,783 and authorizes the Chief Executive Officer or his designee to increase the FY 2009 comprehensive budget by the same amount.

(Item A7)

RESOLUTION NO. 2009-CHA-159

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 10, 2009 entitled “RATIFICATION OF ACCEPTANCE OF A CAPITAL FUND RECOVERY COMPETITION GRANT AWARD FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, AND AUTHORIZATION TO INCREASE THE FY2009 COMPREHENSIVE BUDGET”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners ratifies the acceptance of a Capital Fund Recovery Competition “CFRC” grant award from the U.S. Department of Housing and Urban Development (“HUD”) under the Energy Efficient, Green Communities for twenty-three (23) Energy Service Companies Projects in the amount of \$22,240,736 and authorizes the Chief Executive Officer or his designee to increase the FY 2009 comprehensive budget by the same amount.

(Item A8)

The resolution for Item A8 approves a lease with North Lawndale Employment Network (NLEN), a not-for-profit organization, whose mission is to improve the earning potential of the North Lawndale community. NLEN offers a coordinated set of programs and services to address the income and employment challenges of North Lawndale residents (many of whom are low-income residents) experiencing no employment or under-employment. Annually, approximately 1,200 participants receive employment training or other services from the programs of NLEN. NLEN has occupied the CHA-owned property located at 3726-28 W. Flournoy under a direct lease with CHA since May 2005. Prior to this time, NLEN occupied the property as a co-tenant with HICA, Inc., another not-for-profit corporation. NLEN has invested in the property by making certain improvements and wishes to continue use of the property under a long-term lease arrangement.

RESOLUTION NO. 2009-CHA-160

WHEREAS, the Board of Commissioners has reviewed Board Letter dated November 10, 2009 entitled “Request for Authorization to enter into a Lease with North Lawndale Employment Network”.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a long-term lease with North Lawndale Employment Network (“NLEN”) for the lease of CHA-owned property located at 3726-28 W. Flournoy. The initial term of the Lease will be for one (1) year with four (4) one-year options for renewal. The monthly rental rate shall be One Hundred Dollars (\$100.00) for the initial lease term as well as for each of the option years. NLEN will be responsible for all maintenance, building equipment and components.

(Item A9)

The resolution for Item A9 approves funding of home buyer incentives in the Plan for Transformation Communities through the Find Your Place in Chicago Program. To stimulate market rate sales of homeownership units in CHA’s new mixed-income communities in the

current housing market, CHA, the philanthropic community and developers have utilized many creative strategies such as: home buyer incentives, developer promotions, dramatic price reductions, promotion of the recent first time home buyer federal tax credit and other incentives. The Find Your Place (FYP) program compliments prior strategies by promoting the sale of homes in Plan for Transformation neighborhoods. CHA will provide one-time cash assistance to home buyers in increments ranging from \$10,000-\$20,000, to encourage the sale of 50-100 market rate homeownership units. The incentive packages will cover a variety of costs associated with purchasing a home (e.g. closing costs, down payment assistance, etc). CHA has been involved as a lead partner with the City of Chicago, the MacArthur Foundation, and the Partnership for New Communities in the FYP program since its inception in September 2008.

RESOLUTION NO. 2009-CHA-161

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 10, 2009, entitled “RECOMMENDATION TO FUND HOME BUYER INCENTIVES IN PLAN FOR TRANSFORMATION COMMUNITIES THROUGH THE FIND YOUR PLACE IN CHICAGO PROGRAM.”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners approves the commitment not-to-exceed \$1,000,000 to the Partnership for New Communities, or another nonprofit, for the Find Your Place in Chicago program to stimulate sales of existing homeownership units on in the new Plan for Transformation Communities.

The Omnibus Motion to adopt resolutions for Items A1 thru A9 was seconded by Commissioner Young and the voting was as follows:

Ayes:	Hallie Amey Deverra Beverly Dr. Mildred Harris Michael Ivers Myra King Bridget Reidy Sandra Young
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Nays:	None
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There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Tenant Services Committee report was also accepted in total.

In the absence of Commissioner Carlos Ponce, Commissioner Reidy presented the monthly report for the Operations and Facilities Committee. Per Commissioner Reidy, the Operations and Facilities Committee meeting was held on Wednesday, November 10th at approximately 1:40 p.m. at the 60 East Van Buren Corporate offices.

Commissioner Reidy then introduced an Omnibus Motion for adoption of the Resolutions for Items B1 thru B4 discussed, voted and recommended for Board approval by the Operations and Facilities Committee.

(Item B1)

In August 2009, the CHA advertised a Request for Proposal (RFP) in area newspapers and on CHA’s website for an Environmental Consultant. The CHA also directly solicited 302 firms, including 107 MBE/WBE/DBE firms and 44 assist agencies. The Evaluation Committee reviewed and scored the 15 proposals received and determined that nine Respondents were within the Competitive Range. Each of the nine firms made a presentation. Upon further consideration of each Respondent, the Evaluation Committee recommended that six firms be awarded contracts. Accordingly, the resolution for Item B1 approves award of contracts to: Carnow, Conibear and Associates, Ltd., Camp, Dresser and McKee, Inc., Environmental Design International, Inc., GSG Consultants, Inc., Weston Solutions, Inc. and URS Corporation. To distribute the work required under the contracts, the Capital Construction Department and the Office of Development Management will maintain one qualified vendor group in which all vendors will submit a proposal to perform a scope of work provided by the CHA. The

Environmental Consultants will submit proposals to perform the Task Order work on a Lump Sum Basis. The CHA will then evaluate the proposals in accordance with the criteria set forth in Environmental Consultants' contracts, select the successful respondent to perform the Task Order work and issue a Notice to Proceed for the work. Performance on ongoing Task Order assignments will be a factor in determining future awards of specific task orders. No firm is guaranteed anything more than a minimum of \$100,000.00. On an as-needed basis, the CHA's Contracting Officer may evaluate requests from Capital Construction and Development Management to adjust the not-to-exceed values of well performing vendors. On an ongoing basis, the CHA's Contracting Officer will also evaluate alleged Task Order bidding deficiencies resulting from contractors' prolonged failure to competitively bid or be awarded Task Order work.

RESOLUTION NO. 2009-CHA-162

WHEREAS, the Board of Commissioners has reviewed Board Letter dated November 17, 2009, entitled "AUTHORIZATION TO EXECUTE INDEFINITE DELIVERY INDEFINITE QUANTITY (IDIQ) TASK ORDER CONTRACTS WITH CAMP, DRESSER AND MCKEE, INC., CARNOW, CONIBEAR AND ASSOCIATES, LTD., ENVIRONMENTAL DESIGN INTERNATIONAL, INC., GSG CONSULTANTS, INC., URS CORPORATION AND WESTON SOLUTIONS, INC. FOR ENVIRONMENTAL CONSULTANT SERVICES CHA WIDE";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners ("Board") authorizes the Chief Executive Officer or his designee to execute six (6) Indefinite Delivery Indefinite Quantity (IDIQ) Task Order contracts for Environmental Consultant CHA wide with Carnow, Conibear and Associates, Ltd. for an amount not-to-exceed \$2,113,910.00, Camp, Dresser and McKee, Inc. for an amount not-to-exceed \$2,011,390.00, Environmental Design International, Inc. for an amount not-to-exceed \$2,001,630.00, GSG Consultants, Inc. for an amount not-to-exceed \$1,986,980.00, Weston Solutions, Inc. for an amount not-to-exceed \$1,952,810.00 and URS Corporation for an amount not-to-exceed \$1,933,280.00 for a total aggregate amount not-to-exceed \$12,000,000.00 for a base term of two (2) years and two (2) one-year renewal options. Each contract will have a guaranteed minimum of \$100,000.00.

The Board further authorizes the Chief Executive Officer or his designee to evaluate requests from the Capital Construction Department and the Office of Development Management to adjust the not-to-exceed values of well performing vendors. These awards are subject to each Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

(Item B2)

The CHA advertised Invitation for Bid (IFB) for the renovation of 174 Family Housing units, including the associated site work and landscaping, at Dearborn Homes (IL2-009). This is Phase 4 of the ongoing renovation of this development and covers the buildings at 2951 S. Federal St., 2961 S. Dearborn St., 2964 S. State St., and 2971 S. Federal St. The IFB was advertised in area newspapers and on CHA's website. The CHA received and opened six bids and after a thorough review of all bid submittals, Walsh Construction Company was the apparent lowest responsive and responsible bidder. Walsh has considerable experience as a general contractor for CHA renovation efforts. It is doing excellent work at Altgeld Gardens and Philip Murray Homes, where it is about to start work on Phase 4 of the ongoing rehabilitation. Walsh has shown the ability to bring projects in on time and within budget. Accordingly, the resolution for Item B2 approves award of contract to Walsh for the family housing renovation at Dearborn Homes, Phase 4.

RESOLUTION NO. 2009-CHA-163

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 10, 2009, entitled "AUTHORIZATION TO EXECUTE CONTRACT WITH WALSH CONSTRUCTION COMPANY OF IL FOR THE FAMILY HOUSING RENOVATION AT DEARBORN HOMES (IL2-009) – PHASE 4";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT that the Board of Commissioners authorize the Chief Executive Officer or his

designee to execute a contract with Walsh Construction Company of IL in the amount of \$32,328,000.00 for the renovation of one hundred seventy-four (174) Family Housing units and the associated site work and landscaping at Dearborn Homes (IL2-009) – Phase 4. The work will be performed at 2951 S. Federal St., 2961 S. Dearborn St., 2964 S. State St., and 2971 So. Federal St., and is to be completed within three hundred (300) calendar days of the date set forth in the Notice to Proceed.

This award is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

(Item B3)

In January 2000, the Board of Commissioners approved the Plan for Transformation, which upon approval by HUD was incorporated into a Moving to Work (MTW) Agreement. Per the MTW, the Authority is required to submit an Annual Plan to HUD outlining the steps the CHA will take during the applicable fiscal year to achieve the goals and commitments of the Plan for Transformation. The FY2010 Annual Plan was approved by the Board of Commissioners on October 20, 2009 and included the intention to demolish the LeClaire Courts and LeClaire Extensions properties as part of the process of the revitalization of these developments. Per HUD regulations at 24 CFR Part 970.7, permission to demolish all or a portion of a federally funded development must be requested via submission of HUD form 52860, and must include a copy of a resolution by the Authority’s Board of Commissioners approving the application. Accordingly, the resolution for Item B3 approves submission of a Demolition Application to HUD for the demolition of 49 dwelling and two non-dwelling properties in LeClaire Extensions and to demolish both of these federal properties and fifty-five City State Dwelling Properties in LeClaire Courts.

RESOLUTION NO. 2009-CHA-164

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 10, 2009, entitled “Request for Authorization to Submit a Demolition Application to the U.S. Department of Housing and Urban Development for the Demolition of Forty-nine (49) Dwelling and Two (2) Non-Dwelling Properties in LeClaire Extensions and to Demolish Both these Federal Properties and Fifty-Five (55) City-State Dwelling Properties in LeClaire Courts”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to submit a demolition application to the U.S. Department of Housing and Urban Development (HUD) for the demolition of forty-nine (49) dwelling buildings totaling three hundred (300) units and two (2) non-dwelling buildings at 4340 S. Lamon and 4410 S. Laporte in LeClaire Extensions, and demolish fifty-five (55) city-state dwelling properties in LeClaire Courts; and upon receipt of approval from HUD, immediately commence the demolition of the federal properties.

(Item B4)

The resolution for Item B4 approves B-M Maplewood, LLC as the selected developer for the Maplewood Courts development site, enter into a Redevelopment and Pre-development Loan Agreement and extend the transaction closing duration for M-M Maplewood LLC under the CHA Housing For Chicagoans Everywhere (HCE) Program. The Developer presented CHA/Habitat with a proposal for the redevelopment of Maplewood Courts, a vacant city state property, with the intent to build approximately 84 mixed-income units; inclusive of up to 28 public housing units. The approved June 17, 2008, Board Resolution and the March 29, 2007, RFQ current procurement limits state that pre-qualified Respondents have a two year period to propose and close development transactions. Extenuating financial circumstances on the B-M Maplewood transaction require the extension of the closing period beyond the allotted two year period. This extension request would allow Brinshore and Michaels to close their HCE development transactions within two years after signing the redevelopment agreements. The proposed predevelopment loan will not exceed 75% of eligible third party predevelopment costs consistent with HUD cost control guidelines and regulations. The loan will help fund a portion of

the predevelopment costs for the Maplewood Courts redevelopment which include survey work, architect and engineering design, planned development fees and building permits.

RESOLUTION NO. 2009-CHA-165

WHEREAS, The Board of Commissioners has reviewed the Board Letter dated November 10, 2009, requesting authorization to: 1) approve B-M Maplewood, LLC as the selected developer for the Maplewood Courts development site; 2) enter into a Redevelopment and Predevelopment Loan Agreement with B-M Maplewood LLC for the initial housing phase in the Maplewood Courts Development area; 3) extend the transaction closing duration for B-M Maplewood LLC principals- Brinshore Development, LLC and Michaels Development Company under Housing for Chicagoans Everywhere program procurement limits and 4) execute other documents and take such actions to implement the foregoing.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, The Board of Commissioners authorizes the Chief Executive Officer or his designee to: 1) approve B-M Maplewood, LLC as the selected developer for the Maplewood Courts development site; 2) enter into a Redevelopment and Predevelopment Loan Agreement with B-M Maplewood LLC for the initial housing phase in the Maplewood Courts Development area; 3) extend the transaction closing duration for B-M Maplewood LLC principals- Brinshore Development, LLC and Michaels Development Company under Housing for Chicagoans Everywhere program procurement limits and 4) execute other documents and take such actions to implement the foregoing.

The Omnibus Motion to adopt resolutions for Items B1 thru B4 was seconded by Commissioner Young and the voting was as follows:

Ayes:	Hallie Amey Deverra Beverly Dr. Mildred Harris Michael Ivers Myra King Bridget Reidy Sandra Young
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Nays:	None
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There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Operations and Facilities Committee report was also accepted in total.

Commissioner Sandra Young, Chairperson of the Tenant Services Committee, then presented her monthly report. Per Commissioner Young, the Tenant Services Committee held its regular meeting on Tuesday, November 10, 2009, at 2:00 p.m. at the 60 East Van Buren Corporate offices. The Committee was presented with an update on the Public Housing Museum and Family Works Program.

Commissioner Young then introduced a Motion for adoption of Resolution for Item C1 discussed, voted and recommended for Board approval by the Tenant Services Committee.

(Item C1)

The CHA advertised a Request for Proposal soliciting vendors to provide case management services through the FamilyWorks program. The RFP was advertised in area newspapers and the CHA website. The CHA also directly solicited 70 firms, including 45 MBE/WBE/DBE firms and 44 assist agencies. Of the 11 submittals received and evaluated, nine firms were found to be in the competitive range. Based upon the evaluations of the written proposals, oral presentations, and the best and final offers, it was determined that Centers for New Horizons, Employment & Employee Services, Heartland Human Care Services, Jane Addams Hull House Association, Metropolitan Family Services, and Uhlich Children's Advantage Network will provide the best overall service and value to CHA for the FamilyWorks program. Accordingly, the resolution for Item C1 approves award of contracts to the named vendors to provide supportive services

through the FamilyWorks Program. The FamilyWorks program has been designed to serve families residing in CHA's family developments, scattered site communities, and families that relocated temporarily to the private housing market with a Housing Choice Voucher since October 1999. FamilyWorks agencies work closely with CHA staff and property management to facilitate efficient communication and coordination regarding resident needs. The FamilyWorks program model addresses two important challenges facing CHA families: housing stability and employment, and includes a clinical component to address mental health and disability issues that often present themselves as barriers to stable housing and employment. The program model utilizes identifiable outcomes with an intensive concentration on permanent housing choices, lease compliance, employment preparation, and employment retention. In 2010, the selected FamilyWorks agencies will develop liaison positions focused on youth and senior services. The identified liaisons will assist in the coordination of services with and activities with CHA's Director of Youth Services and Director of Senior Support Services. FamilyWorks agencies will also employ a Section 3 liaison to identify and screen resident candidates for training and employment opportunities created by CHA contractors.

RESOLUTION NO. 2009-CHA-166

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 10, 2009, entitled "AUTHORIZATION TO ENTER INTO CONTRACTS WITH CENTERS FOR NEW HORIZONS, EMPLOYMENT AND EMPLOYER SERVICES, INC., HEARTLAND HUMAN CARE SERVICES, JANE ADDAMS HULL HOUSE ASSOCIATION, METROPOLITAN FAMILY SERVICES, AND UHLICH CHILDREN'S ADVANTAGE NETWORK AS FAMILYWORKS PROVIDERS FROM JANUARY 1, 2010 THROUGH DECEMBER 31, 2010

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, The Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into Contracts with Centers for New Horizons, Employment and Employer Services, Inc., Heartland Human Care Services, Jane Addams Hull House Association, Metropolitan Family Services, and Uhlich Children's Advantage Network as FamilyWorks providers for an aggregate amount not-to-exceed \$21,500,000 for the period of January 1, 2010 through December 31, 2010, with four (4) one-year options subject to the Board's approval, to provide supportive services for CHA residents.

The Motion to adopt resolution for Item C1 was seconded by Commissioner Harris and the voting was as follows:

Ayes:	Hallie Amey Deverra Beverly Dr. Mildred Harris Michael Ivers Myra King Bridget Reidy Sandra Young
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Nays:	None
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There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolution adopted.

(Item C2)

The resolution for Item C2 approves the third one-year option of the Intergovernmental Agreement with the Chicago Park District (CPD) for continued access to year round recreational programs. Since 2002, CHA has partnered with CPD to jointly fund the provision of safe, positive, and structured activities for CHA youth both during the school year and summer months. The IGA has had a positive impact on thousands of CHA youth who otherwise may not have been able to participate in CPD programs due to cost. In 2010, the IGA will allow CHA and CPD to continue year round services at reduced costs to CHA families and the Counselors In Training program will be expanded to serve 40 teens. Further, residents whose youth enroll in the extended two-week day camp at summer's end will be able to do so at a reduced cost.

Due to Commissioner Young’s recusal of Item C2, Acting Chairperson Ivers introduced and presented a Motion for the approval of Item C2.

RESOLUTION NO. 2009–CHA–167

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 10, 2009, entitled “RECOMMENDATION TO EXERCISE THE THIRD ONE-YEAR OPTION OF THE INTERGOVERNMENTAL AGREEMENT WITH THE CHICAGO PARK DISTRICT”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to exercise the third one-year option of the Intergovernmental Agreement with the Chicago Park District, Contract No. 7044, for the period of January 1, 2010 through December 31, 2010 and to increase the not-to-exceed compensation amount by \$340,000 to ensure that youth of CHA residents continue to have access to recreational programs.

The Motion to adopt resolution for Item C2 was seconded by Commissioner Amey and the voting was as follows:

Ayes: Hallie Amey
 Deverra Beverly
 Dr. Mildred Harris
 Michael Ivers
 Myra King
 Bridget Reidy

Recusal: Sandra Young

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolution adopted. The report of the Tenant Services Committee was also accepted in total.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned at approximately 10:15 a.m.

s/b: _____
 Martin Nesbitt
 Chairman

s/b: _____
 Lee Gill, Custodian and
 Keeper of Records